



70 St. Williams Way, Norwich

Norwich



Minors & Brady

## 70 St. Williams Way

Thoughtfully improved and energy-efficient, this extended semi-detached bungalow delivers stylish, flexible living in a highly convenient location. Tastefully refreshed by the current owners, the home offers a light-filled lounge, a versatile sitting room, and a conservatory with air conditioning for year-round comfort. The kitchen has been enhanced to provide practical workspace and storage, while three well-sized bedrooms offer adaptable accommodation. A modern bathroom with both bath and separate shower adds everyday convenience, alongside useful storage within the rear lobby. Standout eco features include solar panels with battery storage, an air source heat pump, and double glazing, helping to reduce running costs and improve efficiency. Outside, a generous south-facing garden, ample driveway parking, and a large garage complete this appealing and well-rounded home.

- Extended semi-detached bungalow in a sought-after, convenient location
- Generous and flexible living space ideal for modern lifestyles
- Light-filled rear lounge with feature fireplace and garden access
- Stylish additional sitting room with contemporary half-height detailing
- Versatile conservatory with air conditioning for year-round enjoyment
- Three well-proportioned bedrooms, including two spacious doubles
- Well-appointed bathroom with both bath and separate shower
- Energy-efficient home with solar panels and battery storage providing income potential
- Air source heat pump, double glazing, and air conditioning for all-season comfort
- Beautiful south-facing garden, plus ample parking and a large garage





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## The Location

Thorpe St. Andrew is a highly desirable suburb located just to the east of Norwich city centre, offering a peaceful residential setting while remaining exceptionally well connected. The area is popular with families and professionals alike and is home to several well-regarded schools, including Thorpe St. Andrew School and Sixth Form, providing excellent educational opportunities.

Residents benefit from a range of everyday amenities close by, with Sainsbury's just a short drive away or even within walking distance for many. For leisure and relaxation, the area is particularly well known for its scenic river walks along the River Yare, ideal for walking, running, or simply enjoying the outdoors. The River Green Pantry is also a short drive away, offering a perfect spot for a light bite to eat or a sweet treat.

Thorpe St. Andrew enjoys excellent transport links, with regular bus services into Norwich city centre and surrounding areas, as well as easy access to the A47 and Northern Distributor Road (NDR) for commuters. The Riverside Retail Park and Riverside Leisure Complex, along with Norwich City Football Club's Carrow Road ground, are also just a short drive away.

Additional local conveniences include Bannatyne Health Club and Spa and a variety of nearby shops and services, making Thorpe St. Andrew an ideal location for those seeking a quieter lifestyle without sacrificing accessibility or amenities.



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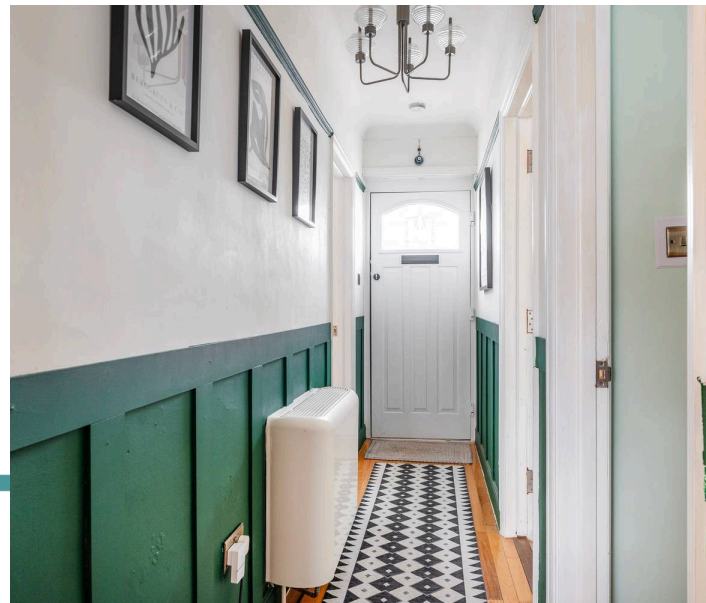
Situated in a convenient position within easy reach of local amenities, this extended semi-detached bungalow offers spacious and versatile accommodation, with a strong emphasis on energy efficiency and thoughtful modern updates throughout.

The property has been subtly enhanced by the current owners, creating a home that feels both comfortable and stylish, with neutral tones and small design touches that make a noticeable difference.

The accommodation is accessed via an entrance hall, where attractive panelling adds character and a contemporary feel. This leads through to a well-proportioned lounge positioned to the rear, a bright and welcoming space with a feature fireplace and direct access to the conservatory.

The sitting room has been tastefully updated with half-height detailing, adding interest while maintaining a calm, neutral finish. The conservatory provides an additional reception area, ideal for relaxing, and benefits from air conditioning for year-round enjoyment.

The kitchen offers ample storage and workspace, with improvements made to enhance its overall look and feel. Three bedrooms are arranged off the hallway, two of which are comfortable doubles, including one with a bay window and air-conditioning unit, offering flexibility as either a bedroom or additional living space.



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The third bedroom provides a useful single or small double option.

The bathroom is fitted with a comprehensive suite, including both a bath and separate shower. A rear lobby adds further practicality, housing a large storage cupboard and the hot water system.

A key highlight of this home is its impressive energy efficiency. The property benefits from solar panels, complemented by two battery storage units located in the loft, helping to maximise energy usage and reduce running costs. The system also provides an approximate additional income of around £900 per annum. Alongside this, an air source heat pump, double glazing, and air-conditioning units contribute to an efficient and comfortable living environment throughout the year.

Externally, the property continues to impress. To the front, a driveway provides ample parking and leads to a large garage with power and lighting. The rear garden is a standout feature, enjoying a desirable south-facing aspect. Generous in size, it offers a well-balanced mix of lawn and patio areas, creating an ideal space for both relaxing and entertaining, all enclosed for privacy and enjoyment.

### Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas (variable), air-source heat pump and drainage.



## Ground Floor

Approx. 97.4 sq. metres (1048.6 sq. feet)



Total area: approx. 97.4 sq. metres (1048.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

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